

# SECTION 4.1400

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## General Provisions

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### 4.1401 Purpose

This section of the Community Development Code implements the Pleasant Valley Plan District (Plan District). The purposes of the Plan District are to: (1) implement the Comprehensive Plan's goals, policies, and action measures for Pleasant Valley; (2) create a complete urban community as defined by the Comprehensive Plan; and, (3) further the central theme of Pleasant Valley's vision to integrate land use, transportation, and natural resources. Pleasant Valley is intended to be a complete community made up of neighborhoods, a town center, neighborhood centers, employment districts, parks and schools, open spaces and trails, a range of transportation choices, and extensive protection, restoration, and enhancement of the natural resources.

The Plan District is intended to:

- A. Implement the overall Plan District purposes stated above,
- B. Guide the use, development, conservation, and environmental restoration of land within Pleasant Valley,
- C. Establish standards that are intended to guide individual land use decisions and development to result in a cohesive community,
- D. Create a harmonious and sustainable relationship between urban development and the unique natural landscape of Pleasant Valley and the surrounding region, and
- E. Establish the land use framework from which the logical and efficient provision of public facilities and services may occur.

Per **Section 4.1471** master plan approvals are required before or concurrent with any development applications under **Section 6.0200** Partitions and Subdivisions and/or **Article 7**, Design Review. Subsequent land use approvals must be consistent with the master plan.

### 4.1402 Pleasant Valley Plan District Plan Map

The purpose of the Pleasant Valley Plan District Plan Map (Plan Map) is to establish land use designations for Pleasant Valley. The Plan Map designations are to be used as the basis for amending the Community Development Plan Map. The Community Development Plan Map is amended at time of annexation and in conjunction with a master plan. Once the Community Development Plan Map is amended it becomes the basis for all land use decisions and development permits.

The Plan Map identifies the general boundaries for Sub-districts and Overlay Sub-districts. Circulation and design elements are also shown to provide context and promote the integration of land use, transportation, and natural resources, and implement the goals, policies, and recommended action measures in the Comprehensive Plan. Amendments to the Community Development Plan and master plans must be consistent with the Plan Map and other applicable codes and regulations of the City.

#### **4.1403 Pleasant Valley Sub-districts In General**

The Plan District Sub-districts listed below apply to land in the Plan District. They are intended to work together to result in a complete community that includes attractive places to live, work, shop, and recreate, together with natural resource areas that are integrated into the urban environment, consistent with the purposes in **Section 4.1401** and the Comprehensive Plan.

The Sub-districts in Pleasant Valley are:

Full Name (Short Name/Map Symbol)

- Low-Density Residential - Pleasant Valley (LDR - PV)
- Medium-Density Residential - Pleasant Valley (MDR - PV)
- High-Density Residential - Pleasant Valley (HDR - PV)
- Town Center - Pleasant Valley (TC - PV)
- Neighborhood Center - Pleasant Valley (NC - PV)
- Mixed-Use Employment - Pleasant Valley (MUE - PV)
- Employment Center - Pleasant Valley (EC - PV)

### **Pleasant Valley Residential Sub-districts**

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#### **Purpose and Characteristics**

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##### **4.1404 Low-Density Residential – Pleasant Valley (LDR-PV)**

This designation affects land primarily intended for single detached dwellings, manufactured homes, and middle housing on a wide range of lot sizes. Development in this Sub-district shall be arranged to form part of an individual neighborhood, invite walking to gathering places, services and conveniences, and a neighborhood park, and connects to the larger community by a pattern of streets, blocks, trails, and pedestrian ways and linkages to the Natural Resource Overlay.

A mix of lot sizes and housing variety within LDR-PV Sub-district areas in the Plan District as a whole and generally in individual neighborhoods is intended.

The specific mix and variety of housing for properties and groups of properties shall be guided by an approved master plan consistent with the purposes in **Section 4.1476**. The approved master plan shall provide for an average density for single detached dwellings of 5.3 to 8 dwellings per net residential acre in this Sub-district.

##### **4.1405 Medium-Density Residential – Pleasant Valley (MDR-PV)**

The Medium-Density Residential (MDR-PV) Sub-district provides a range of detached and attached dwelling units. Development in this sub-district shall be arranged to form part of an individual neighborhood, as well as serve as a transition between low density residential and employment and high-density housing types and Sub-districts. The specific mix and variety of housing for properties and groups of properties shall be guided by an approved master plan. A mix of housing types in the MDR-PV Sub-district in the entire Plan District and generally in individual neighborhoods is intended.

The approved master plan shall provide for an average density of 12-20 dwelling units per net residential acre for single detached dwellings in this Sub-district consistent with the purposes in **Section 4.1476**.

#### 4.1406 High-Density Residential - Pleasant Valley (HDR-PV)

The High Density Residential (HDR) Sub-district is intended to accommodate the highest density housing in Pleasant Valley. As with the LDR-PV and MDR-PV Sub-districts, HDR-PV contributes to completing a variety of housing within, and as part of, individual neighborhoods. Two types of HDR-PV areas, “attached housing” and “town center housing,” are provided to create a complete community with housing choices that reflect differing needs and opportunities within Pleasant Valley. Elderly housing is recognized as a special housing need within Pleasant Valley that helps create a complete community. The specific mix and variety of housing for properties and groups of properties shall be guided by an approved master plan consistent with the following:

- A. Attached Housing Areas in HDR-PV  
The HDR-PV attached housing areas allow attached housing, including for rent and owner occupied housing, at an average density of 20-30 dwelling units per net acre.
- B. Town Center Housing Areas in HDR-PV  
The HDR-PV area located generally south of the town center (west of the BPA power line and north of Kelley Creek) allows attached housing at an average density of 30-40 dwelling units per net acre. The higher minimum and maximum densities are intended to support the town center area as the lively, pedestrian-oriented, transit-supportive center within Pleasant Valley.

A mix of housing types in the HDR-PV Sub-district across the entire Plan District and generally in individual neighborhoods is intended.

### Permitted Uses

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#### 4.1407 Permitted Uses

Table 4.1407 lists the types of land uses which are permitted in the Pleasant Valley Residential Sub-districts.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

**Table 4.1407: Permitted Uses in the Pleasant Valley District – Residential**

USES	LDR-PV	MDR-PV	HDR-PV
<b>RESIDENTIAL</b>			
Single Detached Dwelling	P	P	NP
Duplex	P	P	P
Triplex	P	P	P
Quadplex	P	P	P
Townhouse	P	P	P
Cottage Cluster	P	P	P
Multifamily <sup>14</sup>	NP	P	P
Elderly Housing	NP	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP

<b>USES</b>	<b>LDR-PV</b>	<b>MDR-PV</b>	<b>HDR-PV</b>
Residential Facility	P	P	P
Residential Home	P	P	NP
Affordable Housing	L <sup>1</sup>	P <sup>2</sup>	P <sup>2</sup>
<b>COMMERCIAL</b>			
Auto-Dependent Use	NP	NP	NP
Business and Retail Service and Office	NP	NP	NP
Clinics	NP	NP	NP
Commercial Parking	NP	SUR	SUR
Daycare Facilities	SUR	SUR	SUR
Live-Work <sup>4</sup>	NP	P	P
Major Event Entertainment	NP	NP	NP
Mini-Storage Facilities	NP	NP	NP
Outdoor Commercial	NP	NP	NP
<b>INDUSTRIAL</b>			
Construction	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP
Industrial Office	NP	NP	NP
Information Services	NP	NP	NP
Manufacturing	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP
Trade Schools	NP	NP	NP
Transportation/Distribution	NP	NP	NP
Warehousing/Storage	NP	NP	NP
Waste Management	NP	NP	NP
Wholesale Trade	NP	NP	NP
<b>INSTITUTIONAL USES</b>			
Civic Use	SUR	SUR	SUR
Community Services	SUR	SUR	SUR
Medical	NP	NP	NP
Parks, Open Spaces and Trails	SUR	SUR	SUR
Religious Institutions	L/SUR <sup>4</sup>	SUR	SUR
Schools	SUR	SUR	SUR
<b>RENEWABLE ENERGY<sup>7</sup></b>			
Solar Energy Systems	L <sup>8</sup>	L/SUR <sup>8</sup>	L/SUR <sup>8</sup>
Wind Energy Systems	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>
Biomass Energy Systems	L/SUR <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>
Geothermal Energy Systems	L <sup>11</sup>	L/SUR <sup>11</sup>	L/SUR <sup>11</sup>
Micro-Hydro Energy Systems	L <sup>12</sup>	L <sup>12</sup>	L <sup>12</sup>
<b>OTHER</b>			
Basic Utilities			

USES	LDR-PV	MDR-PV	HDR-PV
Minor basic utilities	P	P	P
Major basic utilities	L/SUR <sup>5</sup>	L/SUR <sup>5</sup>	L/SUR <sup>5</sup>
Heliports <sup>6</sup>	NP	NP	NP
Wireless Communication Facilities	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P
Marijuana Businesses	NP	NP	NP

**Table 4.1407 Notes**

- <sup>1</sup> Affordable housing shall be owned by a public body (ORS 174.109) or a nonprofit corporation that is owned by a religious corporation, when the proposed residential use is only permitted in the land use district under the affordable housing provisions. See **Section 10.1700**.
- <sup>2</sup> Affordable housing development is permitted. See **Section 10.1700**.
- <sup>3</sup> The commercial portion of the structure shall face the street front, is limited to the first floor, and garage access must be from the alley. A fascia, awning, or painted wall sign limited to 32 square feet is permitted per each unit.
- <sup>4</sup> Limited to facilities used for religious worship with seating for 300 or fewer persons within the principal place of assembly.
- <sup>5</sup> Electrical generating facilities and sewage treatment plants are not permitted.
- <sup>6</sup> Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process.
- <sup>7</sup> See **Section 10.0900** for additional standards that apply.
- <sup>8</sup> For limitations, see **Section 4.1487** Solar Energy System Standards for Pleasant Valley Districts.
- <sup>9</sup> For limitations, see **Section 4.1488** Wind Energy System Standards for Pleasant Valley Districts.
- <sup>10</sup> For limitations, see **Section 4.1489** Biomass Energy System Standards for Pleasant Valley Districts.
- <sup>11</sup> For limitations, see **Section 4.1490** Geothermal Energy System Standards for Pleasant Valley Districts.
- <sup>12</sup> For limitations, see **Section 4.1491** Micro-Hydro Energy System Standards for Pleasant Valley Districts.
- <sup>13</sup> Transitional housing for individuals transitioning from incarceration facilities are subject to a Special Use Review, unless the application qualifies as affordable housing under **Section 10.1700**.

## Standards

### 4.1408 Development Standards Table

The development standards listed in **Table 4.1408** are applicable to all development within the Pleasant Valley Residential Sub-districts. Development within these Sub-districts shall also be consistent with all other applicable requirements of the Community Development Code.

**Table 4.1408 Development Standards in Pleasant Valley Residential Sub-districts**

	LDR-PV	MDR-PV	HDR-PV
<b>A. Minimum Buildable Lot Size<sup>1</sup> (square feet)</b>			
Single Detached	5,000 sq. ft.	3,000 sq. ft.	NA
Duplex, Triplex, Quadplex, Cottage Cluster	5,000 sq. ft.	3,000 sq. ft.	none
Townhouses	none	none	none

**Table 4.1408 Development Standards in Pleasant Valley Residential Sub-districts**

	<b>LDR-PV</b>	<b>MDR-PV</b>	<b>HDR-PV</b>
Live-Work units	NA	1,600 sq. ft.	none
All other uses	10,000 sq. ft.	5,000 sq. ft.	none
<b>B. Minimum Net Density<sup>2</sup> (See definition of Net Density in Article 3)</b>			
All uses	5.3	12	20 30 in the Town Center



<b>C. Maximum Net Density<sup>3</sup> (See definition of Net Density in Article 3)</b>			
Single Detached	8 units per acre	20 units per acre	30 units per acre 40 in the Town Center
Duplex, Triplex, Quadplex,	none	none	30 units per acre 40 in the Town Center
Townhouses	25 units per acre	25 units per acre	30 units per acre 40 in the Town Center
Cottage Cluster	none	none	30 units per acre 40 in the Town Center
All other uses	8 units per acre	20 units per acre	30 units per acre 40 in the Town Center
<b>D. Minimum Lot Width</b>			
<b>1. Width at building line: Interior lot</b>			
Townhouse, Live- Work	16 ft.	16 ft.	none
All other uses	35 ft.	16 ft.	none
<b>2. Width at building line: Corner lot</b>			
Townhouse, Live- Work	20 ft.	20 ft.	none
All other uses	40 ft.	25 ft.	none
<b>E. Minimum Lot Depth (Interior or corner lot)</b>			
All uses	70 ft.	none	none
<b>F. Minimum Lot Width / Depth Ratio</b>			
Single Detached, Duplex, Triplex, Quadplex, Cottage Cluster	none	none	none
All other uses	none	0.5:1	0.5:1
<b>G. Minimum Street Frontage<sup>4,5</sup></b>			
<b>1. Interior lot</b>			
Single Detached, Duplex, Triplex, Quadplex, Cottage Cluster	35 ft.	35 ft.	Not applicable
Townhouse, Live- Work	16 ft.	16 ft.	16 ft.
All other uses	35 ft.	None	None

<b>2. Corner lot</b>			
Single Detached, Duplex, Triplex, Quadplex, Cottage Cluster	40 ft.	40 ft.	20 ft.
Townhouse, Live-Work	20 ft.	20 ft.	32 ft.
All other uses	40 ft.	None	None
<b>H. Maximum Building Height<sup>6</sup></b>			
All uses	35 ft.	35 ft.	40 ft.
<b>I. Modifications to Maximum Height Standards - Section 7.0400 Rear Height Limits</b>			
Single Detached, Duplex, Triplex, Quadplex	See <b>Section 7.0400</b> for applicability.	NA	NA
All other uses	NA	NA	NA
<b>J. Maximum Floor Area Ratio</b>			
Single Detached, Duplex, Triplex, Quadplex	1.0	NA	NA
All other uses	NA	NA	NA
<b>K. Maximum Number of Attached Townhouses</b>			
Townhouse	4 units	8 units	NA
All other uses	NA	NA	NA
<b>L. Minimum and Maximum Off-Street Parking Required</b>			
All Uses	As provided in <b>Section 9.0851</b>		
<b>M. Alley Access Required for Garage Entrances</b>			
Townhouse	No	No	Yes
All other uses	No	Yes, if lot width is less than 60 ft.	Yes
<b>M. Buffering Required</b>			
All Uses	See Buffer Matrix, <b>Section 9.0100</b>		
<b>O. Clear Vision Area Required (Section 9.0200)</b>			
All uses	Yes	Yes	Yes

**Table Notes**

- 1 When a lot abuts a public or private alley equal to the length of the alley frontage along the lot times the width of the alley right-of-way measured from the alley centerline may be added to the area of the abutting lot in order to satisfy the average lot size requirement for the abutting lot. It may also be used

in calculating the average lot size.

- 2 Minimum net density does not apply to affordable housing development. See **Section 10.1700**.
- 3 A density bonus applies to affordable housing development. See **Section 10.1700**.
- 4 A reduction in the minimum street frontage may be approved when the applicant can document compliance with Section 10.1520 of the Community Development Code.
- 5 Units that front on a public or private open space tract and accessible via an alley or private drive shall be exempt from the minimum street frontage standards.
- 6 A height bonus applies to affordable housing development. See **Section 10.1700**.

**Table 4.1408 Setbacks**

	FRONT			SIDE						REAR	
	Front Façade/Wall	Front Porch	Garage	Interior Side	Common Wall	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear No Alley	Rear With Alley
<b>1. Minimum Setbacks</b>											
<b>Single Detached, Duplex, Triplex, Quadplex</b>											
<b>LDR-PV, MDR-PV</b>	10 ft.	8 ft.	20 ft.	5 ft.	0 ft.	6 in. on zero / 6 ft. other	10 ft.	6 ft.	20 ft.	10 ft.	8 ft.
<b>Townhouse</b>											
<b>LDR-PV</b>	10 ft.	8 ft.	20 ft.	5 ft.	0 ft.	NA	8ft.	8 ft.	20 ft.	10 ft.	8 ft.
<b>MDR-PV</b>	10 ft.	5 ft.	20 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	20 ft.	10 ft.	8 ft.
<b>HDR-PV</b>	5 f t.	5 ft.	20 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	20 ft.	10 ft.	5 ft.
<b>Cottage Cluster</b>											
<b>LDR-PV</b>	10 ft.	8 ft.	20 ft.	5 ft.	NA	NA	10 ft.	8 ft.	20 ft.	10 ft.	8 ft.
<b>MDR-PV</b>	10 f t.	8 ft.	20 ft.	5 ft.	NA	NA	10 ft.	8 ft.	20 ft.	10 ft.	8 ft.
<b>HDR-PV</b>	5 f t.	5 ft.	20 ft.	5 ft.	NA	NA	5 ft.	5 ft.	20 ft.	10 ft.	5 ft.
<b>Live-Work</b>											
<b>LDR-PV</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>MDR-PV</b>	5 f t.	5 ft.	20 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	20 ft.	10 ft.	5 ft.
<b>HDR-PV</b>	5 f t.	5 ft.	5 ft.	5 ft.	0 ft.	NA	5 ft.	5 ft.	5 ft.	15 ft.	5 ft.
<b>All other uses</b>											
<b>LDR-PV</b>	10 ft.	8 ft.	20 ft.	5 ft.	0	NA	10 ft.	8 ft.	20 ft.	15 ft.	8 ft.
<b>MDR-PV</b>	5 ft.	5 ft.	5 ft.	5 ft.	0	NA	5 ft.	5 ft.	5 ft.	15 ft.	5 ft.
<b>HDR-PV</b>	5 ft.	5 ft.	5 ft.	5 ft.	0	NA	5 ft.	5 ft.	5 ft.	15 ft.	5 ft.

**Table 4.1408 Setbacks**

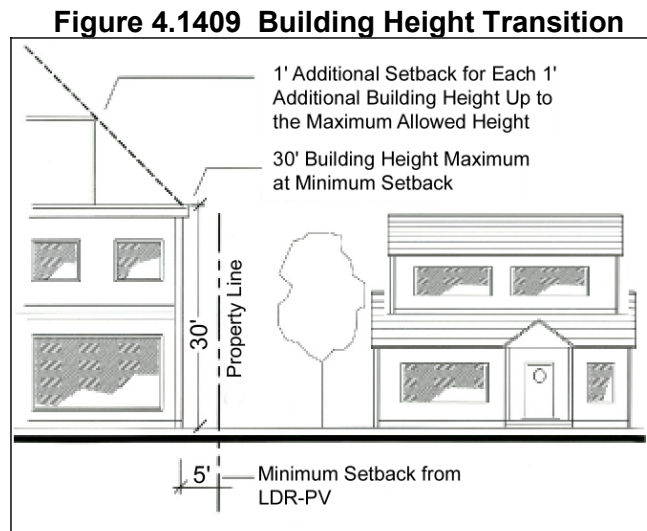
	FRONT			SIDE						REAR	
	Front Façade/Wall	Front Porch	Garage	Interior Side	Common Wall	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear No Alley	Rear With Alley
<b>2. Maximum Setbacks</b>											
<b>All other uses<sup>1</sup></b>											
<b>LDR-PV</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>MDR-PV</b>	20 ft.	20	NA	NA	NA	NA	NA	20 ft.	20 ft.	NA	NA
<b>HDR-PV</b>	20 ft.	20	NA	NA	NA	NA	NA	20 ft.	20 ft.	NA	NA

**Table Notes**

<sup>1</sup> The maximum front or street side setback from a building containing dwelling units abutting a Principal, Major, Standard or Minor Arterial street is 30 feet. The maximum front or setback may be exceeded when enhanced pedestrian spaces and amenities are provided.

**4.1409 Building Height and Height Transition Standard**

Where buildings are required to step-down in elevation adjacent to LDR-PV, the building wall shall be setback as illustrated in **Figure 4.1409** below:



**Pleasant Valley Mixed-Use and Employment Sub-districts**

**Purpose and Characteristics**

**4.1416 Town Center - Pleasant Valley (TC-PV)**

A. Purpose. The town center is intended to be the heart of the Pleasant Valley community. It will contain

a mix of retail, office, and civic uses, and housing opportunities in a pedestrian oriented area. The town center shall be the focus of retail, civic, and office related uses, and services that serve the daily needs of the local community. It shall be served by a multi-modal transportation system with good access by vehicular, pedestrian, bicycle, and transit traffic.

**B. Characteristics.** The Town Center (TC-PV) Sub-district shall have the following characteristics:

1. The Town Center Sub-district permits a wide range of housing types, including live-work uses, mixed-use buildings, and adjacent townhouses and apartments.
2. Streets and buildings shall be designed to emphasize a lively, pedestrian-oriented character where people feel safe by day and night.
3. A “main street” environment, a minimum three blocks in length, that is visually stimulating, and that is designed to encourage people to linger and explore shall be created along at least one street in the town center. The main street is illustrated on **Figure 4.1416**. All streets will be pedestrian friendly in design.
4. A central green or plaza(s) shall be provided as a community gathering space(s). One potential location for a town green is illustrated on **Figure 4.1416**. Alternative locations may be suggested as part of a town center master plan. The minimum plaza size shall be 10,000 square feet. There shall be good linkage to the central-park space to the east and to Kelley Creek to the south. Linkage design to Kelley Creek shall include consideration of a park block design.
5. The town center shall have strong connections to adjacent neighborhoods and include commercial services that are centralized and convenient to pedestrian-oriented shopping.
6. Commercial and mixed-use development shall be focused on the area north of the main street, south of Giese Road, and east of the 172<sup>nd</sup> extension. The area south of the main street shall have a focus on mixed-use and housing.
7. The expectation for the town center is a highly pedestrian-oriented place with a dense mix of shopping, service, and civic and mixed-use buildings.
8. It is anchored (at least) by a grocery store. Smaller buildings for retail and service uses, civic uses and mixed commercial/residential uses will be oriented on pedestrian main streets(s) and plaza(s).
9. It will be an easy and attractive place to walk, bike, and use transit. It will be a convenient and attractive place to drive.

**C. When the Mix of Uses are Determined**

The mix of uses for the TC-PV may be established either at the time of master plan approval or during the subsequent design review.

**D. Ranges of Permitted Mixed Use**

The mix of uses shall fall within the following minimums and maximums. The percentages cited here are percentages of net buildable land. As used here net buildable includes net of unbuildable natural features, green practices facilities, plaza, and public streets.

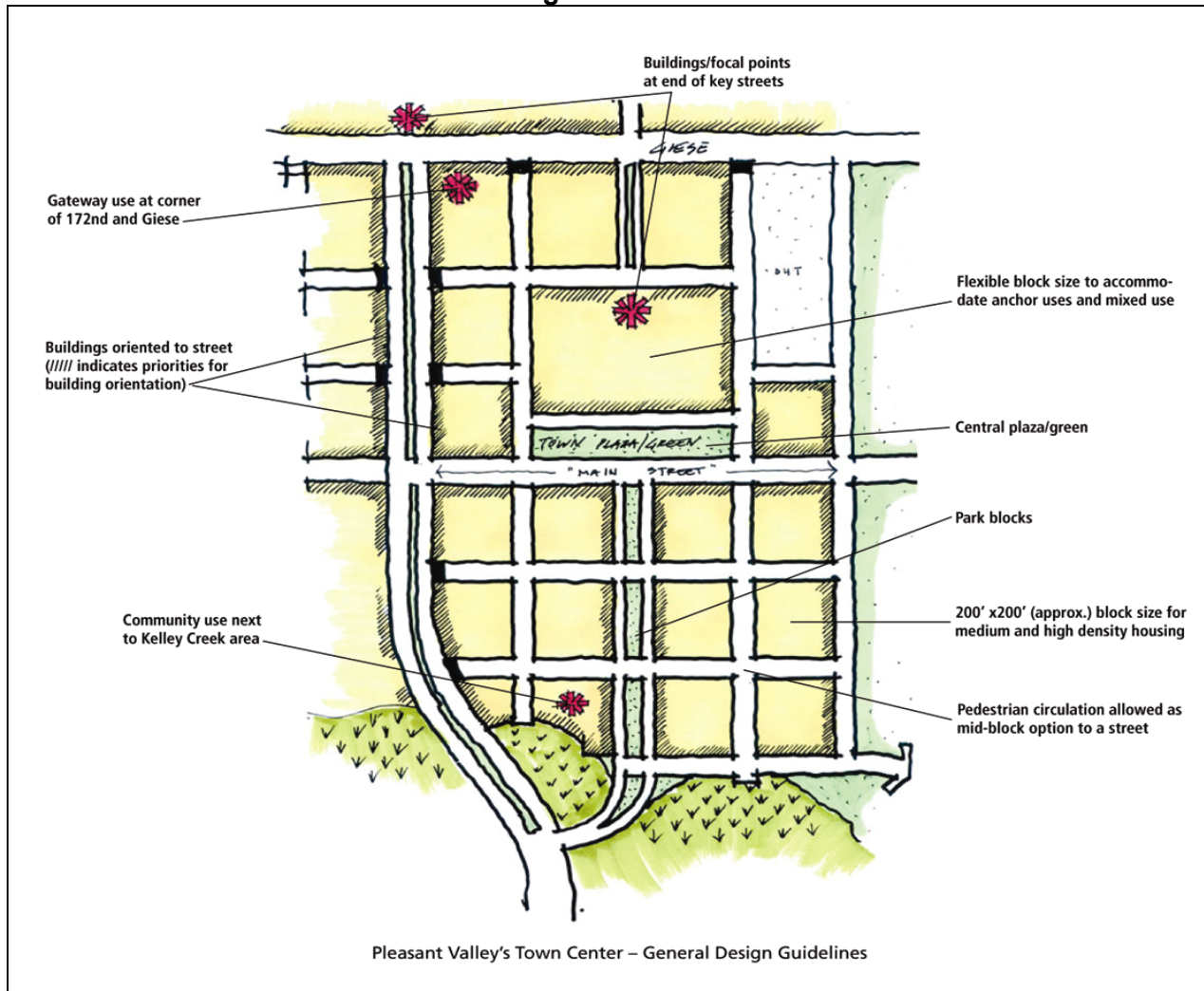
	<b>Minimum</b>	<b>Maximum</b>
<b>Residential</b>	10%	50%
<b>Retail</b>	20%	60%
<b>Office</b>	20%	60%
<b>Other Permitted Uses</b>	40%	40%

The minimum residential and/or office components of the mix may be satisfied, in whole or in part, by

provision of dwellings and/or offices on upper levels of mixed-use buildings. Provision of 40 upper level residential units satisfies the minimum required residential component. Provision of 50,000 square feet of upper level office satisfies the minimum required office component.

Provision of a civic use is encouraged in the town center.

**Figure 4.1416**



**4.1417 Mixed-Use Employment – Pleasant Valley (MUE-PV)**

**Purpose and Characteristics**

The Mixed-Use Employment (MUE-PV) Sub-district is intended to provide support services for the town center as well as local service needs, plus provide employment opportunities. Primary uses shall include offices and services and retail. Housing shall be allowed within a mixed-use building.

The MUE-PV Sub-district shall have the following characteristics:

- A. The MUE-PV Sub-district is located next to the town center.
- B. The MUE-PV Sub-district provides services needed by businesses in the town center. Inversely, the town center will provide service and retail opportunities for employees in the mixed-use employment

area. Offices and other uses are not limited to those dependent on the town center.

- C. Strong pedestrian connections will be established between the MUE-PV areas and the town center. Examples include direct and convenient pedestrian routes, alignment of driveways, streets and blocks, building orientation that frames streets between the MUE-PV and town center, consistent streetscape elements, and other techniques.
- D. Buildings can be up to three stories high. Housing is permitted on the second and third stories, but not as stand-alone buildings.

#### **4.1418 Neighborhood Center – Pleasant Valley (NC-PV)**

##### **Purpose and Characteristics**

The Neighborhood Center (NC-PV) Sub-district provides for a mix of local retail, service, office, and live-work uses that encourages short walking, biking, and driving trips from adjacent neighborhoods.

The Neighborhood Center Sub-district shall have the following characteristics:

- A. Neighborhood centers are small (approximately 3-5 acres) and provide uses that serve the adjacent neighborhoods.
- B. The retail, service and office uses are concentrated (nodal form) and located on or near transit streets with opportunities for good retail corners.
- C. Site design supports compatibility with the adjacent neighborhood through the orientation of buildings along streets, provision of pedestrian amenities, and design of a pedestrian-friendly streetscape, and other techniques.
- D. A small plaza/public space is provided for public gatherings.

#### **4.1419 Employment Center – Pleasant Valley (EC-PV)**

##### **Purpose and Characteristics**

The Employment Center (EC-PV) Sub-district is primarily intended to provide business/office park and medical and other employment opportunities. Primary uses shall include knowledge-based industries (graphic communications, creative services, etc.), research and development facilities, office uses, medical facilities, and other business park uses. Emphasis is placed on business suited to a high environmental quality setting.

Characteristics for the Employment Center Sub-district include:

- A. EC-PV areas shall be located on a major or standard arterial street where there is access to transit.
- B. EC-PV areas shall be near a neighborhood center or the town center.
- C. Parcels are intended to range from approximately five to approximately 20 acres.
- D. EC-PV areas shall have access to high-speed Internet communications systems.
- E. EC-PV areas adjacent to Resource Areas areas shall be designed to provide a compatible relationship to the Resource Areas.
- F. Design will create pedestrian-friendly areas and utilize cost effective green development practices.

## **Permitted Uses**

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### **4.1420 Permitted Uses**

Table 4.1420 lists the types of land uses that are permitted in the mixed-use and employment sub-districts of

Pleasant Valley.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

**Table 4.1420: Permitted Uses in the Pleasant Valley District Mixed Use and Employment**

USES	TC-PV	NC-PV	MUE-PV	EC-PV
<b>RESIDENTIAL</b>				
Single Detached Dwelling	NP	NP	NP	NP
Duplex	NP	NP	NP	NP
Triplex	NP	NP	NP	NP
Quadplex	NP	NP	NP	NP
Townhouse	L <sup>1</sup>	L <sup>1</sup>	L <sup>2</sup>	NP
Cottage Cluster	NP	NP	NP	NP
Multifamily	L <sup>1,3</sup>	L <sup>1,3</sup>	L <sup>2,3</sup>	L <sup>3</sup>
Elderly Housing	SUR	SUR	SUR	NP
Manufactured Dwelling Park	NP	NP	NP	NP
Residential Facility	L <sup>1</sup>	L <sup>1</sup>	L <sup>2</sup>	NP
Residential Home	NP	NP	NP	NP
Affordable Housing	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>
<b>COMMERCIAL</b>				
Auto-Dependent Use	NP	L <sup>5</sup>	L <sup>6</sup>	NP
Business and Retail Service and Trade	P	L <sup>5</sup>	L <sup>6</sup>	L <sup>7</sup>
Clinics	P	L <sup>5</sup>	L <sup>6</sup>	P
Commercial Parking	SUR	SUR	SUR	NP
Daycare Facilities	P	P	P	L <sup>8</sup>
Live-Work <sup>9</sup>	P	P	P	NP
Major Event Entertainment	L/SUR <sup>10</sup>	L/SUR <sup>10</sup>	L/SUR <sup>10</sup>	SUR
Mini-Storage Facilities	NP	NP	P	NP
Outdoor Commercial	L <sup>11</sup>	P	L <sup>12</sup>	NP
<b>INDUSTRIAL</b>				
Construction	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP
Industrial Office	NP	NP	NP	P
Information Services	NP	NP	NP	P
Manufacturing	NP	NP	NP	L <sup>13</sup>
Miscellaneous Industrial	NP	NP	NP	NP



USES	TC-PV	NC-PV	MUE-PV	EC-PV
Trade Schools	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP
Warehousing/Storage	NP	NP	NP	NP
Waste Management	NP	NP	NP	SUR
Wholesale Trade	NP	NP	NP	NP
<b>INSTITUTIONAL USES</b>				
Civic Uses	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	L/SUR <sup>14</sup>
Medical	SUR	SUR	SUR	NP
Parks and Open Spaces	L/SUR <sup>15</sup>	L/SUR <sup>15</sup>	L/SUR <sup>15</sup>	L/SUR <sup>15</sup>
Religious Institutions	P	L/SUR <sup>5</sup>	L/SUR <sup>6</sup>	L/SUR <sup>16</sup>
Schools	P/SUR <sup>17</sup>	SUR	P/SUR <sup>17</sup>	L/SUR <sup>15</sup>
<b>RENEWABLE ENERGY<sup>19</sup></b>				
Solar Energy Systems	L/SUR <sup>20</sup>	L/SUR <sup>20</sup>	L/SUR <sup>20</sup>	L/SUR <sup>20</sup>
Wind Energy Systems	L/SUR <sup>21</sup>	L/SUR <sup>21</sup>	L/SUR <sup>21</sup>	L/SUR <sup>21</sup>
Biomass Energy Systems	L <sup>22</sup>	L <sup>22</sup>	L <sup>22</sup>	L <sup>22</sup>
Geothermal Energy Systems	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>
Micro-Hydro Energy Systems	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>
<b>OTHER</b>				
Basic Utilities				
Minor basic utilities	P	P	P	P
Major basic utilities	L/SUR <sup>17</sup>	L/SUR <sup>17</sup>	L/SUR <sup>17</sup>	SUR
Heliports	SUR	SUR	SUR	SUR
Wireless Communications Facilities	SUR	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P	P
Marijuana Businesses	NP	L <sup>25</sup>	NP	L <sup>25</sup>

**Table 4.1420 Notes**

1. Ground floor housing shall conform to the following standards: a) a maximum of 50% of ground floor space in a building may be for residential use; or b) more than 50% of ground floor housing allowed if separated from the street by a commercial or civic building.
2. Residential uses permitted only as part of a mixed-use building and are not permitted on ground floor.
3. Conversion of a hotel or motel to an emergency shelter or to affordable housing is permitted. See **Section 10.0420**.
4. Affordable housing development is permitted. See **Section 10.1700**.
5. The maximum building footprint for any building occupied entirely by a commercial use or uses, or other use subject to this footnote, shall be 10,000 square feet. Larger religious institutions may be pursued through a Special Use Review.
6. The maximum building footprint size permitted for any building occupied entirely by a commercial use or

uses, or other use subject to this footnote, shall be 40,000 square feet.

7. Commercial services such as building maintenance, restaurants, banks, and recreational facilities may be up to 30% of total floor area. Retail uses which include the sale, lease or rent of new or used products to the general public, or the provision of product repair or services for consumer and business goods, are limited to a maximum of 60,000 square feet of gross leasable area in a single building or a single lot or parcel, or on contiguous lots or parcels, including those separated only by transportation right-of-way. A variance from this size limitation is prohibited. Where this size limitation conflicts with the commercial service and retail total floor area allowances of this table, the more restrictive size limitation shall govern.

8. Daycare is permitted up to 30% of total floor area.

9. The commercial portion of the structure shall face the street front, is limited to the first floor, and garage access must be from an alley. A fascia, awning, or painted wall sign limited to 32 square feet is permitted per each unit.

10. Theme parks are not permitted.

11. Limited to mixed use buildings (retail and non-retail or residential uses). Retail may be no more than 50% of the total floor area of the building.

12. The maximum site size for an Outdoor Commercial Use is two acres. See also **Section 4.1427**.

13. For purposes of this table, the following uses are permitted: building types that may include any combination of administrative, research and development, production, assembly, and testing functions.

14. The following Community Service Uses are not permitted in the EC-PV district: adult or senior centers, drug and alcohol treatment facilities, cemeteries, and mausoleums.

15. Golf courses are not permitted. The following additional Parks, Open Spaces, and Trails are not permitted in the EC-PV district: public urban plazas, public neighborhood parks, and public community parks. However, public urban plazas, public neighborhood parks, and public community parks are permitted in the EC-PV district when an applicant demonstrates that title for the parcel(s) where the facility is to be developed was held by the governing body for the applicant as of April 2, 2009.

16. Religious institutions, elementary schools, middle schools and high schools are permitted in the EC-PV district when an applicant demonstrates that title for the parcel(s) where the facility is to be developed was held by the governing body for the applicant as of April 2, 2009.

17. Electrical generating facilities are not permitted.

18. Schools are permitted without a Special Use Review if they are occupying an existing commercial space. Schools must pursue a Special Use Review if they are proposing new construction.

19. See **Section 10.0900** for additional standards that apply.

20. For limitations, see **Section 4.1487** Solar Energy System Standards for Pleasant Valley Districts.

21. For limitations, see **Section 4.1488** Wind Energy System Standards for Pleasant Valley Districts.

22. For limitations, see **Section 4.1489** Biomass Energy System Standards for Pleasant Valley Districts.

23. For limitations, see **Section 4.1490** Geothermal Energy System Standards for Pleasant Valley Districts.

24. For limitations, see **Section 4.1491** Micro-Hydro Energy System Standards for Pleasant Valley Districts.

25. For limitations, see **GRC 9.63.090**.

# Standards

## 4.1421 Development Standards Table

Table 4.1421 summarizes development standards, which apply within the Pleasant Valley Town Center, Neighborhood Center, Mixed Use Employment, and Employment Sub-districts. The standards contained in this table are supplemented by the referenced subsections, which provide additional clarification and guidance.

**Table 4.1421 Mixed-Use and Employment Sub-districts**

	TC-PV	NC-PV	MUE-PV	EC-PV
<b>A. Minimum Lot Size</b>	None	None	None	None
<b>B. Minimum Average Floor Area Ratio (FAR) (Section 4.1422)</b>	.50:1	.35:1	.50:1	.40:1
<b>C. Minimum Residential Density</b>	None	None	None	Not Applicable
<b>D. Maximum Residential Density</b>	None	None	None	Not Applicable
<b>E. Minimum Building Setbacks (Section 4.1423)</b>	0 feet	0 feet	0 feet	15 feet front; 10 feet rear; 0 feet interior side; 15 street side

<b>F. Maximum Building Setbacks (Section 4.1425)</b>	5 feet front and street side; none for interior side and rear. <sup>1</sup>	10 feet front and street side; none for interior side and rear. <sup>1</sup>	10 feet front and street side; none for interior side and rear. <sup>1</sup>	20 feet on arterial or collector frontage; 0 feet on all other frontages
<b>G. Minimum Building Height (Section 4.1424)</b>	2 stories <sup>2</sup>	None	2 stories <sup>2</sup>	22 feet
<b>H. Maximum Building Height (Section 4.1424)</b>	45 feet <sup>3</sup>	45 feet <sup>3</sup>	45 feet <sup>3</sup>	45 feet
<b>I. Minimum Off-Street Parking Required</b>	1 space/unit for residential; all others as provided in <b>Section 9.0851</b>	As provided in <b>Section 9.0851</b>	1 space/unit for residential; all others as provided in <b>Section 9.0851</b>	As provided in <b>Section 9.0851</b>
<b>J. Maximum Off-Street Parking Permitted</b>	As provided in <b>Section 9.0851</b>	As provided in <b>Section 9.0851</b>	As provided in <b>Section 9.0851</b>	As provided in <b>Section 9.0851</b>
<b>K. Transit Design Criteria and Standards Apply (Section 4.1425)</b>	Yes <sup>4</sup>	Yes <sup>4</sup>	Yes <sup>4</sup>	Yes
<b>L. Screening &amp; Buffering Required (Section 9.0100)</b>	No, except where abutting LDR-PV	No, except where abutting LDR-PV	No, except where abutting LDR-PV	No, except where abutting LDR-PV <sup>5</sup>
<b>M. Landscaping (Section 4.1426)</b>	Yes	Yes	Yes	Yes
<b>N. Commercial Uses (Section 4.1427)</b>	Yes	Yes	Yes	Yes
<b>O. Architectural Design Review Guidelines (Section 4.1428)</b>	Yes	No	Yes	Yes, for the Giese Road site; No for the 172 <sup>nd</sup> Avenue site <sup>6</sup>

**Table 4.1421 Notes:**

<sup>1</sup> The maximum front or street-side setback of up to 20 feet may be permitted when enhanced pedestrian spaces and amenities are provided.

<sup>2</sup> Any required building must have a habitable floor.

<sup>3</sup> A height bonus applies to affordable housing development. See **Section 10.1700**.

<sup>4</sup> Ground floor window standards for commercial buildings on Design Streets (**Section 7.0210**) do not apply to ground floor residential development.

<sup>5</sup> For the purposes of screening and buffering a use permitted in the EC-PV shall be consider an office use.

<sup>6</sup> The Giese Road EC-PV area is the northern EC-PV area on the north and south sides of Giese Road. The 172<sup>nd</sup> Ave. EC-PV area is the southern EC-PV area on the east side of 172<sup>nd</sup> Avenue.

**4.1422 Minimum Floor Area Ratio**

- A. Minimum floor area ratios (FAR) are a tool for achieving the intensity of development anticipated in Pleasant Valley. They help ensure that the most intensive forms of building development will occur in those areas appropriate for multi-story commercial and mixed-use buildings. These more intensive levels of development will encourage and enable transit use. They are also a tool for increasing job

opportunities.

- B. The minimum floor area ratios contained in **Table 4.1421(A)** apply to all non-residential building development. In mixed-use developments, residential floor space is included in the calculations of floor area ratio to determine conformance with minimum FAR.

#### **4.1423 Setbacks**

Required minimum and maximum setback standards are specified in **Table 4.1421(A)**.

- A. Minimum setback distances shall be determined in conformance with the definition for “Setback” as specified in **Section 3.0103**.
- B. Conformance with maximum setback distance is achieved for a commercial or mixed-use building when at least one primary entrance located on the façade facing the street is placed no farther from the property line than the distance specified for Maximum Building Setback in **Table 4.1421(A)**. Maximum building setbacks may be exceeded when a development incorporates enhanced pedestrian spaces and amenities in the setback area. Enhanced pedestrian spaces and amenities consist of features such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. In addition, on sites with more than one building, the maximum setback may be exceeded, provided conformance is achieved with the maximum setback distance for at least one building.

#### **4.1424 Building Height**

Minimum and maximum building heights are specified in **Table 4.1421(A)**. Any required building story must contain a habitable floor.

- A. The minimum building height standard applies, with the following exceptions, to new commercial, residential, and mixed-use buildings. It does not apply to institutional buildings, accessory structures, or to building with less than 1,000 square feet of floor area.
- B. In addition to conforming to the Ground Floor Windows requirements of **Section 7.0210**, for any new commercial or mixed-use building subject to a two-story height minimum, at least 20% of the upper façade area shall be made up of display areas or windows for all facades facing a street.
- C. The maximum building height for any building containing dwelling units shall be reduced when located adjacent to the LDR-PV district, as provided in **Section 7.0432(P)**.

#### **4.1425 Transit Design Criteria and Standards**

These Sub-districts are pedestrian districts. As such, new development must have a strong orientation to the pedestrian and be transit-supportive, as well enhance the appearance and functioning of these Sub-districts.

- A. In order to achieve these purposes, the provisions of **Section 7.0103 and Section 7.0431** apply to new residential development, and **Section 7.0210(A)** apply to new commercial, mixed-use, and employment development requiring design review approval in these Sub-districts, along with other applicable standards and criteria.
- B. Incidental Drive Through Uses.  
Drive through uses as defined in **Section 3.0103** are not permitted in TC-PV, except when such use is incidental to a primary site use and when the incidental drive through use is limited to one service window, which is part of a primary use structure, and to no more than two queuing lanes. Vehicular service bays or islands are not permitted.

#### **4.1426 Landscaping**

- A. **Section 7.0310(A)** regarding design review landscaping criteria and standards for commercial and

mixed-use development is amended as follows:

1. A minimum of 15% of the net acreage site area: MUE-PV, NC-PV.
  2. A minimum of 20% of the net acreage site area: EC-PV.
  3. Setback areas shall be landscaped or provided with enhanced pedestrian spaces such as benches and drinking fountains: TC-PV, MUE-PV, NC-PV.
  4. Any site area not developed for structures paving or enhanced pedestrian spaces shall be improved with landscaping: TC-PV.
- B. Landscaping for stormwater management shall count towards total percentage of required landscaping.

#### **4.1427 Commercial Uses**

- A. At least 85% of business activities in connection with commercial uses permitted in **Table 4.1420** shall be conducted within a completely enclosed structure, except for outdoor commercial uses. No more than 15 percent of the area devoted to buildings may be used for outdoor business activities, product display, or storage. However, in the TC-PV Sub-district, the amount of site area used for outdoor business activity, product display, or storage may be up to 50 percent of the amount of floor area on the site.
- B. No outdoor business activities, product display, or storage shall be located within yard setback or buffering and screening areas. Areas devoted to on-site outdoor business activities, product display, or storage shall be located so that they do not interfere with pedestrian circulation.

#### **4.1428 Architectural Design Review**

- A. Purpose.  
The standards contained in this section are intended to ensure good quality design in new building construction within the Plan District. Good design results in buildings that are visually compatible with one another and adjacent neighborhoods contributing to a district that is attractive, stimulating, active, and safe. These qualities in turn contribute to the creation of mixed-use areas, which facilitate easy pedestrian movement and establishment of a rich mixture of uses. A diversity of architectural styles is encouraged in the Town Center Sub-district.
- B. Provisions of this section shall apply to proposals for the following types of building construction within the Plan District:
1. New attached dwellings (three or more units);
  2. New commercial buildings;
  3. New mixed-use buildings;
  4. New institutional buildings;
  5. Substantial improvement (as defined in **Section 3.0103**) of any of the building types specified in this subsection.
- C. Provisions of this section shall not apply to new accessory structures with less than 1,000 square feet of floor area, or to alternations of existing accessory structures with less than 1,000 square feet of floor area, or to the conversion of a hotel or a motel to an emergency shelter or to affordable housing under **Section 10.0420**.
- D. In addition to other application materials required for a development permit, the applicant shall submit exterior building elevation drawings for the proposed construction at a minimum scale of one-eighth inch equals one foot. These plans shall show the size, location, materials, colors, and characteristics of all proposed exterior building features.

- E. A development permit application for construction subject to architectural design shall be referred to the Design Commission for review. In its review, the Design Commission shall make findings and recommendations concerning conformance with the guidelines of this section. The findings of the Design Commission shall be considered advisory only, and not binding upon the applicant.
- F. Review of plans by the Design Commission shall take place in accordance with **Article 11**.
- G. General Guidelines for Architectural Design Review
  1. Buildings should promote and enhance a comfortable pedestrian scale and orientation. Facades should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes are encouraged to create the appearance of several smaller buildings.
  2. Upper stories should be articulated with features such as bays and balconies.
  3. To balance horizontal features on longer facades, vertical building elements, such as stairs to upper stories and building entries, should be emphasized.
  4. Buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain and sun.
  5. Special attention should be given to designing a primary building entrance, which is both attractive and functional. Primary entrances should be clearly visible from the street, and incorporate changes in mass, surface, or finish to give emphasis to the entrance. All building entrances and exits should be well lit.
  6. Certain buildings, because of their size, purpose, or location should be given special attention in the form of ornamental building features, such as towers, cupolas, and pediments. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.
  7. Buildings located at the intersection of two streets should consider the use of a corner entrance to the building.
  8. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, stucco, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. However, glass curtain walls, reflective glass, and painted or darkly tinted glass should not be used.
  9. Where masonry is used for exterior finish, decorative patterns (other than running bond pattern) should be considered. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone, or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile bands used in conjunction with materials such as concrete or stucco.
  10. Preferred colors for exterior building finishes are earthtones, creams, and pastels of earthtones. High-intensity primary colors, metallic colors, and black should be avoided.
  11. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be removed or screened from public view by parapets, walls, fences, dense evergreen foliage, or by other suitable means.
  12. For buildings designed to house most types of retail, service, or office businesses, traditional storefront elements are encouraged for any façade facing a primary pedestrian street. These elements include:
    - a. Front and side building walls placed within 10 feet of abutting street right-of-way boundaries;

- b. Clearly delineated upper and lower facades;
  - c. A lower facade containing large display windows and a recessed entry or entries;
  - d. Smaller, regularly spaced windows in upper stories;
  - e. Decorative trim, such as window hoods, surrounding upper floor windows;
  - f. A decorative cornice near the top of the facade;
  - g. Piers or pilasters, typically of masonry.
13. Individual windows in upper stories should conform with the following guidelines:
- a. Glass area dimensions should not exceed 5 feet by 7 feet. (The longest dimension may be taken either horizontally or vertically.)
  - b. Windows should have trim or molding at least two inches wide around their perimeters.
14. Ornamental devices, such as molding, entablature, and friezes, are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band should be at least 8 inches wide.
15. Arbors or trellises supporting living landscape materials should be considered for ornamentation of exterior walls.

## Pleasant Valley Overlay Sub-districts

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### General

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#### 4.1460 Overlay Sub-districts in General

Overlay Sub-districts apply land use designations and standards that combine with the underlying zone. Where a conflict exists between the overlay and the underlying zone, the overlay zone applies.

The Elementary and Middle School Overlays, Neighborhood Park Overlay, and Community Park Overlay are intended to indicate the general location of schools and parks, consistent with the Plan Map and Comprehensive Plan.

#### 4.1461 Sub-district Location and Boundaries

The locations and boundaries of the Overlay Sub-districts are initially established on the Plan Map.

Modifications of Sub-district boundaries shall be consistent with Sub-district characteristics and location criteria provided below.

## Purpose and Characteristics

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#### 4.1462 Elementary School Overlay – Pleasant Valley (ESO-PV) and Middle School Overlay – Pleasant Valley (MSO-PV)

##### A. Purpose and Characteristics

1. The Elementary and Middle School Overlay Sub-districts mark the location of existing schools and the desired location of potential new schools in Pleasant Valley, consistent with the Comprehensive Plan. This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. The applicable school district shall be provided notice of any proposed permit or pending land use decision in this overlay sub-district.



2. Elementary schools serve grades K through 6 and serve 600 students. Elementary school sites are typically 10 acres or smaller where recreational play fields can be shared by more than one school or between a school and park.
3. Middle schools serve grades 7 and 8 and serve between 750 and 1,000 students. Middle school sites are typically 10 acres or smaller where recreational play fields can be shared by more than one school or between a school and park.

**B. Location Criteria**

Schools should be sited as shown on the Plan Map. Where an alternate school location or configuration is proposed, the following criteria apply:

1. All schools shall have frontage onto a collector street for school bus service.
2. Student walking distance is one mile, and students residing within ¼ mile of the school should be able to walk to school without crossing an arterial street.
3. Public schools and public parks should be located next to one another, with the park located adjacent to the school fields whenever practicable. Such parks should be at least 2-3 acres in size, and larger parks are encouraged to allow more opportunity for school and community events.
4. Elementary and middle schools should not be located in a Town Center, Neighborhood Center, or Employment Sub-district, but a school location next to such a district is acceptable when it would allow for dual-purpose trips, the possibility of shared parking, and other efficiencies.

**4.1463 Neighborhood Park Overlay (NPO-PV)**

**A. Purpose**

The Neighborhood Park Overlay Sub-district marks the desired location of new neighborhood parks in Pleasant Valley, consistent with the Comprehensive Plan. This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. All land use reviews where the subject property or area-wide master plan affects the potential site of the park will include a determination of how the park can be incorporated into the land use decision, including potential acquisition or dedication of the park site.

**B. Location Criteria**

In general, Pleasant Valley’s neighborhood parks are intended to serve each neighborhood as described in the characteristics cited above. It is recognized that the final location and size of parks will be determined as part of land use reviews, considering site specific conditions, availability of land for dedication or sale, proposed area master plans, and other factors. Locational criteria for Neighborhood Parks are described in the Parks section of the Plan District.

**4.1464 Community Park Overlay (CPO-PV)**

**A. Purpose**

The purpose of Pleasant Valley’s community park is to provide active and/or passive recreational opportunities for all area residents and accommodate large group activities. Community parks are intended to serve several neighborhoods, rather than the whole city. They provide a variety of accessible recreation opportunities for all age groups, environmental education opportunities, serve recreation needs of families, and provide opportunities for community social activities.

The Community Park Overlay Sub-district marks the desired location of a community park in Pleasant Valley, consistent with the Comprehensive Plan. This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. All land use reviews where the subject property or area-wide master plan affects the potential site of the park will include a determination of

how the park can be incorporated into the land use decision, including potential acquisition or dedication of the park site, or portions of it.

The purpose of the community park designated east of the town center is to provide a wide variety of recreational opportunities in a central location of the community.

**B. Location Criteria and Characteristics**

In general, Pleasant Valley’s community park is intended to provide a wide variety of recreational opportunities in a central location of the community as described in the characteristics cited above. It is recognized that its final location and size will be determined as part of land use reviews, considering site specific conditions, availability of land for dedication or sale, proposed area master plans, and other factors. Locational criteria for the Community Park are described in the Parks section of the Plan District.

## **Pleasant Valley Master Plans**

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### **General**

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#### **4.1470 Purpose**

Master plans in Pleasant Valley are intended to:

- A. Guide the design and development of land to create a livable community in Pleasant Valley in accordance with the Comprehensive Plan.
- B. Ensure that land proposed for annexation is planned with an overall intent to create cohesive and livable neighborhoods, mixed use centers, employment areas, open spaces, and other parts of the Pleasant Valley community, and
- C. Provide a tool for review and refinement of Sub-district boundaries at the time of annexation of properties.
- D. **Figure 4.1470** illustrates the master plan concept and is intended as a guideline.

Figure 4.1470 Nursery Neighborhood Illustrative Plan



Nursery Neighborhood Illustrative Plan

#### **4.1471 Applicability**

Master plan approvals are required before or concurrent with any development applications under **Section 6.0200** Partitions and Subdivisions and/or **Article 7**, Design Review. Subsequent land use approvals must be consistent with the master plan.

#### **4.1472 Master Plans and Refinements of Sub-district Boundaries**

The Plan District Map establishes the general location of Sub-districts to be used in master plans and applied upon annexation. Applicants may propose refinements of the Sub-district boundaries as part of the master plan review process. Refinements of Sub-district boundaries may be approved if they:

- A. Do not result in increases in density, and;
- B. Are consistent with the Comprehensive Plan's goals and policies for Pleasant Valley, and
- C. Are consistent with and provisions of the Plan District and this chapter, or
- D. Are necessary in light of a physical condition (e.g. topography) that makes the original sub-district designation impractical for the site.

### **Standards**

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#### **4.1473 Level of Detail**

- A. Master plans are intended to display conceptual designs for land use, transportation, natural resource areas, and other physical attributes of the subject property. Similarly, public facility information is intended to be submitted at a conceptual level of detail sufficient to demonstrate compliance with the approval criteria.
- B. If the applicant is in exclusive ownership of only part of the master plan area then the applicant shall provide proof of attempt to contact those other owners by registered mail. The purpose of this provision is to encourage and provide opportunity for those property owners to participate in the master plan effort.

#### **4.1474 Size of Master Plan**

The purpose of this requirement is to provide a tool to meet the purpose statement above. By requiring minimum areas for master plans, the City intends to avoid incremental and uncoordinated development in Pleasant Valley.

Master plans must cover a minimum of 20 acres. The City may allow a master plan of less than 20 acres when the following are met:

- A. Full compliance with this requirement will preclude the orderly and efficient development of an area within Pleasant Valley, or
- B. Full compliance with this requirement cannot be achieved due to a unique physical condition, parcel pattern, or other similar constraint, and
- C. Will not result in substantial development that could preclude compliance with applicable code provisions and comprehensive plan policies.

#### **4.1475 Neighborhood Design Guidelines**

The concept of neighborhoods as the organizing format for residential land use is an essential part of the vision for Pleasant Valley. The development of individual properties is intended to fit together into complete, cohesive neighborhoods. Master plans must demonstrate compliance with the following guidelines, which are intended to be guiding but flexible in application.

- A.** Pleasant Valley shall have walkable neighborhoods with a defined center and edges. The edge of the neighborhood marks the transition from one neighborhood to another. An edge might be a natural area, a transit stop, or a tree-lined arterial street. The neighborhood center should be a main gathering space with priority given to public spaces, such as parks and civic buildings. From the center to the edge should be a comfortable walking distance of one-quarter to one-half mile radius (5 to 10 minute walk).
- B.** Street designs shall support solar orientation (be aligned north-south or east-west), street trees, rain gardens, and on-street parking by minimizing the width of driveway curb cuts, using alternate access strategies such as alleys or parking courts, or other technique approved by the City.
- C.** Pleasant Valley neighborhoods shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly, especially so that children can travel safely. Neighborhoods shall be designed with transit in mind. A transit stop(s) should be located within walking distance of a neighborhood.
- D.** Neighborhoods shall be designed to incorporate the existing natural features in a way that enhances the aesthetic environment while minimizing impacts. A compact, mixed-use neighborhood with transit options is one strategy for preserving open space and natural resource areas.
- E.** Parks must be designed consistent with the Gresham Public Works Standards.
- F.** Neighborhoods shall have strong connections to the Kelley Creek and Mitchell Creek open space systems. The design and function of neighborhoods shall facilitate preserving, enhancing, and restoring Pleasant Valley's open space system.

#### **4.1476 Housing Variety**

The purpose of this element is to: (a) assist in meeting the housing mixes intended for Pleasant Valley, as described in the Comprehensive Plan, (b) avoid over-repetition of the same building type/lot size, and (c) promote housing choices.

All master plans shall conceptually map and describe the proposed housing mix to demonstrate that a variety of lot sizes and/or building types have been provided.

- A.** In the LDR-PV Sub-district, this standard is met by providing a housing mix that meets one of the following:
  - 1.** A variety of lot sizes where at least 30 percent of the proposed lots are greater than 7,500 square feet and the remaining lots are less than 7,500 square feet; or
  - 2.** At least 30 percent of the dwellings shall be alley loaded; or
  - 3.** At least 50% of the lots shall be designated for middle housing, and no more than 50% of the lots shall be designated for any one residential use type. Future subdivisions shall retain the designated housing mix shown on the master plan.

- B.** In the MDR-PV Sub-district, the housing variety standard is met by providing a housing mix that complies with the requirements listed below.
- 1.** For development of 30 dwelling units or less, a mix of housing types must include at least two of the following housing types:
    - Single detached dwellings
    - Duplexes, Triplexes, Quadplexes, Cottage Clusters
    - Townhouses
    - Multifamily
    - Live-Work

If two housing types are provided, the lesser number must be at least 30% of the total dwellings. If three or more housing types are provided, two of lesser number of them must comprise at least 30% of the total dwellings. Unit types shall be designated on the master plan and future subdivisions shall retain the designated housing mix shown on the master plan.
  - 2.** For development of more than 30 dwelling units, a mix of housing types must include at least three of the following:
    - Single detached dwellings
    - Duplexes, Triplexes, Quadplexes, Cottage Clusters
    - Townhouses
    - Multifamily
    - Live-Work

If three or more housing types are provided, two of the lesser number of them must comprise at least 30% of the total dwellings. Unit types shall be designated on the master plan and future subdivisions shall retain the designated housing mix shown on the master plan.
  - 3.** Other techniques which are found by the Manager to be consistent with the purpose of this standard.
- C.** Where the Master Plan is proposed that includes LDR-PV and MDR-PV residential sub-districts in the same project, the Plan may combine the densities of the two sub-districts when the following criteria are met:  
 The LDR-PV Housing Variety per **Section 4.1476** is met; and  
 The MDR-PV Housing Variety per **Section 4.1476** is met; or  
 Other techniques found to be consistent with the purpose of this standard; and  
 The density does not exceed the maximum density allowed by the underlying residential sub-districts.
- D.** Except as provided in **Subsection (C)**, each sub-district within a Master Plan shall meet the average minimum and maximum density standards required for the sub-district. However, within any particular area of a Master Plan the actual density may be less than the minimum or more than the maximum sub-district requirements.

#### **4.1479 Circulation Network**

The master plan shall display a conceptual lay out of streets, alleys, pedestrian routes, bicycle routes, trails and transit facilities, and should reflect the Pleasant Valley Transportation System Plan. While the master plan circulation network is conceptual, it shall show conformance with the following: functional street designations; block length; block perimeter; street intersection spacing; street curvature; and trails.

The conceptual future alignments of streets extending from the master plan shall allow for future circulation and demonstrate how access could be provided for adjacent parcels within 600 feet of boundaries of the master plan. Streets shall be designed to form a system of complete blocks and connected circulation network.

#### **4.1480 Parks, Open Space and Natural Areas**

The master plan shall display proposed locations for parks, open spaces, trails, and natural areas, consistent with those shown on the Plan District Map and the Pleasant Valley Public Facility Plan. The master plan may propose refinements in the location and size of neighborhood and community parks and schools. The master plan may also propose additional open space areas, greenways and trail networks as part of the overall master plan design.

#### **4.1481 Stormwater Management, Green Development Practices and Green Streets**

A stormwater report that generally describes the proposed facilities and demonstrates compliance with the most recent version of the Stormwater Master Plan shall be submitted. If the Master Plan contains Centralized Stormwater Management Facilities (see definition in **Section 3.0103**) the plan must demonstrate that adequate space has been allocated for the future facility. Preliminary hydraulic engineering calculations verifying that the Centralized Facility is sized adequately may be required by the Watershed Division where sizing changes may significantly impact circulation or lotting patterns.

The plan shall call out the use of Green Streets as specified in the Public Works Standards, and Green Development Practices as specified in the Stormwater Management Manual, throughout the development.

#### **4.1482 Water and Sanitary Sewer System**

General routings and locations of proposed water and sanitary sewer facilities consistent with the current City of Gresham Water and Wastewater Master Plans shall be described.

### **Master Plan Procedures**

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#### **4.1483 Procedures**

Master Plans shall be submitted before or concurrent with any development applications under **Section 6.0200** Partitions and Subdivisions and/or **Article 7** Design Review.

Master Plans are reviewed as a Type III procedure.

#### **4.1484 Approval Criteria**

In approving a Master Plan, the approving authority shall find compliance with applicable sections of the Community Development Code and the following:

- A. All applicable Master Plan elements and standards have been addressed and met.
- B. If a Master Plan includes areas that are not under the exclusive control of the applicant, the Master Plan shall demonstrate compliance with **Section 4.1476** for the part under the exclusive control of the applicant as if it were a stand alone property. The areas not under exclusive control of the applicant shall be assumed to be within the average density range of the underlying district and will be required to demonstrate compliance with **Section 4.1476** as part of subsequent land division or design review application.
- C. See also **Section 4.1486** City-Initiated Master Plan.

#### **4.1485 Duration and Implementation**

An approved Master Plan remains in effect until development allowed by the plan has been completed or the plan is revised. Subsequent to the approval of the Master Plan, all development permits must be in substantial conformance with the master plan. As used here, substantial conformance means the development permit reasonably implements the conceptual direction of the master plan, recognizing that flexibility is needed to respond to more detailed site information and engineering that is available at the time of the development permit review and approval. Future development shall retain the designated housing mix shown on the master plan when housing mix is used to meet the housing variety standards of **Section 4.1776**. Where proposed development permits are not in substantial compliance with the master plan, the applicant shall seek a revision through a separate application or in conjunction with the development application under review. A Master Plan revision is reviewed under the Type III procedure and must comply with **Section 4.1484**.

#### **4.1486 City-Initiated Master Plan**

The City Council may choose to initiate a Master Plan to facilitate neighborhood design. Typically a City-Initiated Master Plan will involve at least 50 acres of land and will generally encompass one or more of the neighborhoods identified in the Comprehensive Plan. A City-Initiated Master Plan is required to meet all Master Plan provisions with the following exception:

- A. **4.1476 Housing Variety.** A City-Initiated Master Plan will show block patterns but need not show detailed compliance with this section. Instead the Master Plan will be accompanied by a lotting/housing study that demonstrates that the block patterns do not preclude consistency with Housing Variety.
- B. In the case where a property owner or representative provides detailed housing variety plans that show compliance with this standard those plans will be included and designated in the City-Initiated Master Plan. The areas where such detailed housing plans are not provided shall be assumed to be within the average density range of the underlying district and will be required to demonstrate compliance with **Section 4.1476** as part of subsequent land division or design review application.

### **Renewable Energy Standards**

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#### **4.1487 Solar Energy Standards for Pleasant Valley Districts**

Solar energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

- A. Scale.
  - 1. LDR-PV: Small scale solar energy systems are permitted in these districts.
  - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Small and medium scale solar energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
- B. Type.
  - 1. LDR-PV: Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted in these districts.
  - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted in these districts.
- C. Height.
  - 1. LDR-PV: The following limitations on maximum height apply to all solar energy systems in these districts:



- a. Roof-top, Flat-roof and Integrated. Solar energy systems shall not exceed the district height limit in which they are located and shall not exceed the roof height on which the system is installed.
    - b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 6 feet in height.
  - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: The following limitations on maximum height apply to solar energy systems in these districts:
    - a. Roof-top, Flat-roof and Integrated.
      - i. For roofs that are flat or the horizontal portion of mansard roofs, the solar energy systems on frames shall not exceed 10 feet above the roof height on which the system is installed.
      - ii. For pitched, hipped or gambrel roofs, the solar energy system panels shall not exceed 18 inches in height from the surface of the roof on which the system is installed.
    - b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 20 feet in height.
- D. Setbacks and Yards.**
- 1. LDR-PV: Solar energy systems are not allowed in the required front, street-side or side setbacks and are not allowed in the front yard between the building and the street in these districts.
  - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Solar energy systems are not allowed in the required front or street-side setbacks.

#### **4.1488 Wind Energy Standards for Pleasant Valley Districts**

Wind energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

- A. Scale.**
  - 1. LDR-PV: Small scale wind energy systems are permitted in these districts.
  - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Small and medium scale wind energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
- B. Type.**
  - 1. LDR-PV: Roof-top wind energy systems are permitted in these districts.
  - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Roof-top and ground-mounted wind energy systems are permitted in these districts.
- C. Height.**
  - 1. LDR-PV: The following limitations on maximum height apply to all wind energy systems in these districts:
    - a. Roof-top. Wind energy systems shall not exceed the district height limit in which they are located and shall not exceed 10 feet above the height of the roof on which the system is installed.
  - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: The following limitations on maximum height apply to all wind energy systems in these districts:

- a. Roof-top. The height of roof-top wind energy systems shall not exceed a value equal to the building height when the building height is 45 feet or less. For buildings which exceed 45 feet in height, the wind energy system shall not exceed 45 feet maximum.
- b. Ground-mounted. The height of ground-mounted wind energy systems shall not exceed 45 feet as measured from the grade at the base of the equipment to the top of the system. The height limit of 45 feet can be exceeded up to 110 feet with a Special Use Review.

**D. Setbacks and Yards.**

- 1. LDR-PV and ESRA-PV: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks or in any yards in these districts.
- 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks and are not allowed in the front or street-side yard between the building and the street in these districts.

**4.1489 Biomass Energy Standards for Pleasant Valley Districts**

Biomass energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

**A. Scale.**

- 1. LDR-PV: Small scale biomass energy systems are permitted in these districts.
- 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Small scale biomass energy systems are permitted in these districts.

**B. Type.**

- 1. LDR-PV: Non-hazardous biomass systems are permitted in these districts.
- 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Non-hazardous biomass systems are permitted in these districts.

**C. Height.**

- 1. LDR-PV: Biomass energy systems shall not exceed the maximum district height limits in these districts.
- 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Biomass energy systems shall not exceed the maximum district height limits in these districts.

**D. Setbacks and Yards.**

- 1. LDR-PV: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in front or street-side yards between the building and the street, or in side yards in these districts.
- 2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in the front or street-side yards between the building and the street in these districts.

**4.1490 Geothermal Energy Standards for Pleasant Valley Districts**

Geothermal energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

**A. Scale.**

- 1. LDR-PV: Small scale geothermal energy systems are permitted in these districts.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Small scale geothermal energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
- B. Type.**
1. LDR-PV: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.
  2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.
- C. Height.**
1. LDR-PV: Geothermal systems shall not exceed the maximum district height limits in these districts.
  2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Geothermal systems shall not exceed the maximum district height limits in these districts.
- D. Setbacks and Yards.**
1. LDR-PV: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units such as heat pumps can project into the setbacks per **Section 9.0900** Projections.
  2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units such as heat pumps can project into the setbacks per **Section 9.0900** Projections.

#### **4.1491 Micro-Hydro Energy Standards for Pleasant Valley Districts**

Micro-hydro energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

- A. Scale.**
1. LDR-PV: Small scale micro-hydro energy systems are permitted in these districts.
  2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Small scale micro-hydro energy systems are permitted in these districts.
- B. Type.**
1. LDR-PV: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts.
  2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts.
- C. Height.**
1. LDR-PV: Generally the district height limits apply in these districts. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.
  2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Generally the district height limits apply in these districts. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.

**D. Setbacks and Yards.**

1. LDR-PV: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply.
2. MDR-PV, HDR-PV, TC-PV, NC-PV, MUE-PV and EC-PV: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply.